

Elbert County Comprehensive Plan

Steering Committee Meeting #1

July 30, 2025



Agenda

1. Introductions
 - Project Team
 - Steering Committee Members
2. Project Overview
3. Goals and Vision Setting
4. Discussion
5. Steering Committee Schedule



Introductions – Project Team

County Staff

- Jennifer Jones
 - Community & Development Services Director
- Kelsey Lanham
 - Land Use Planner
- Wendy Holmes
 - Communication and Public Affairs Director

Consultant Team

- Blake Young, AICP
 - Project Manager
- Ines Galmiche, AICP
 - Deputy Project Manager



Introductions – Steering Committee Members

Andrea
Richardson

Chris
Hatton

Danny
Willcox

Jeanine
Foster

Jim
Marshall

Joe Pepper

Ken
Madsen

Kevin
Kirkwood

Kim Wills

Larry Gable

Lee
Benjamin

Nicole Hunt

Press White

Shelly
Manning

Steve
Balcerovich

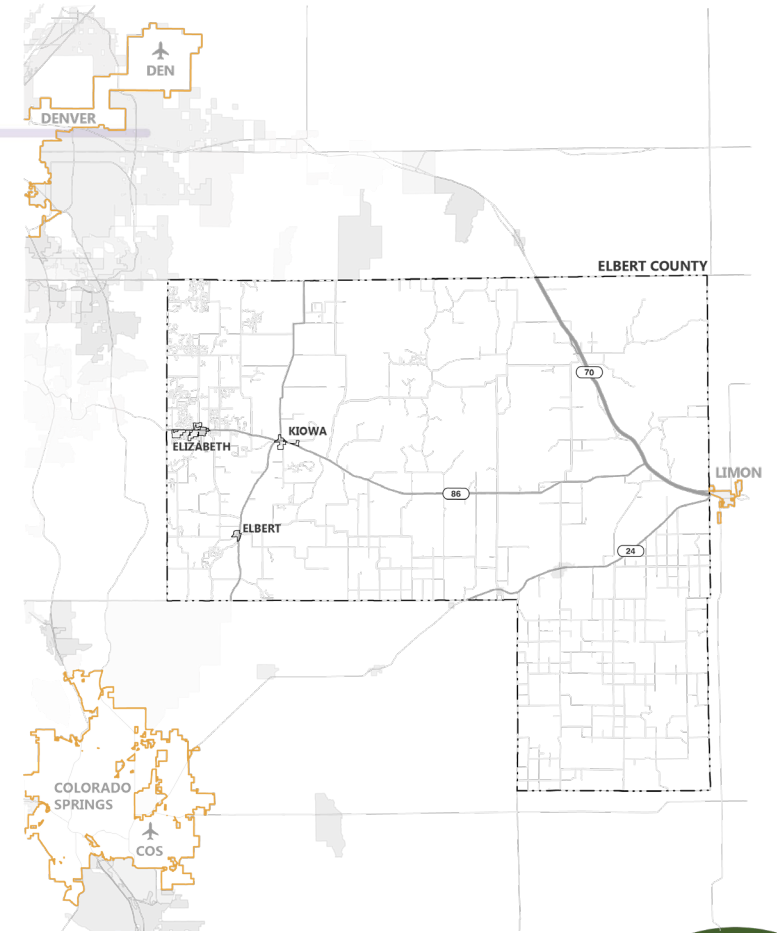
Tyler
Dreisbach



Project Overview

What is a Comprehensive Plan?

A **Comprehensive Plan** is a document that provides the **vision** for what a community **wants to become** and the steps that need to be taken to reach that vision. The plan provides **guidance and direction** to property owners, residents, elected and appointed officials, County staff, and local leaders who are responsible for **implementing desired changes** for the future of the community.



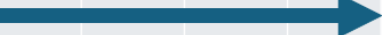
Roles and Responsibilities

1. **Community and Steering Committee**
 - Local knowledge
2. **County Staff and Consultants**
 - Technical Experts
3. **Planning Commission**
 - Advisors to BoCC
4. **Board of County Commissioners**
 - Decision Makers



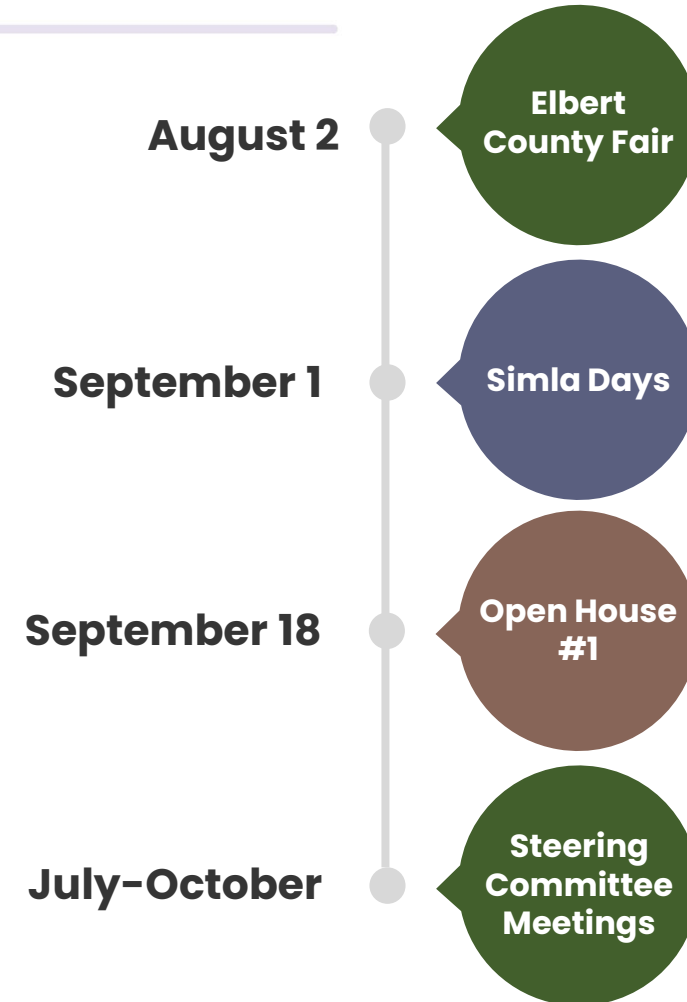
Project Schedule

- 11-month process
- Revolves around community engagement – **community buy-in**
- Requirements within the Colorado Revised Statutes
 - C.R.S. 30-28-106 (as of 2022)

Topic	2025									2026	
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Existing Conditions											
Community Engagement											
Visioning and Goal Setting											
Implementation Plan + CIP											
Plan Draft Review											
Plan Adoption											

Community Engagement

- PC/BOCC continual involvement
- Engagement Events
 - Website and survey
 - Community Events
 - Open Houses
- Steering Committee working sessions
 - Step-by-step guidance



Community Survey

- Purpose
 - Cast a wide net to ensure we are reaching everyone within the community
 - Residents, landowners, business owners, and visitors
- Foundation for Vision and Goals statement
 - Workshop with PC/BOCC/County staff
 - Steering Committee meeting
 - Receive feedback from the community during Open House #1

**Open to submissions online
July 22 to September 5**

Available in print at:

- Community events
- Elbert County Admin. Building
- Elbert County DMV
- Pines & Plains Libraries
(Elizabeth, Kiowa, Simla, Elbert)



Vision

1. Word cloud: In one word, how would you describe Elbert County?
2. Open Ended: What do you value most about living in Elbert County?
3. Rank what should be the County's top priorities when planning for the future:
 - Expanding housing and infrastructure to support growth
 - Protecting open space, farmland, and natural resources
 - Enhancing public services and community well-being
 - Promoting economic development and job creation
 - Preserving the County's unique identity and heritage
4. Multiple Choice: What role should community identity play in future development?
 - It should guide all planning decisions
 - It should be considered but not limit innovation
 - It's less important than economic and infrastructure needs
 - It should evolve naturally with growth and change



Vision

5. Rank what kind of legacy this comprehensive plan should leave:
 - A roadmap for responsible growth and development
 - A commitment to environmental stewardship
 - A stronger, more connected community
 - A model for inclusive and equitable planning
 - A preserved and celebrated local heritage
6. Open Ended: Describe your vision for the future of Elbert County.



Goals

1. Multiple Choice: How should the County balance **growth** while preserving its **character**?

- Prioritize economic development and housing, even if it changes the community's look and feel.
- Focus on preserving historic and rural character, even if it limits growth opportunities.
- Encourage smart growth strategies that guide development to specific areas while protecting open space and heritage.
- Promote community-driven design standards that ensure new development reflects local character.
- Balance growth and preservation through incentives for sustainable and context-sensitive development.



Goals

2. Multiple Choice: What should be the County's primary goal for **land use and development**?

- Preserve rural and agricultural land
- Expand suburban and low-density housing options
- Preserve agricultural lands and rural landscapes while allowing limited growth in designated areas
- Support growth in towns to strengthen local economies and services
- Encourage rural residential development with flexible zoning and infrastructure support
- Promote conservation-based development that protects natural resources and scenic views
- Balance all of the above based on community needs and a place-based approach that respects local context



Goals

3. Multiple Choice: What should be the County's top **housing** goal?

- Increase affordable housing options
- Encourage diverse housing types (e.g., townhomes, ADUs, duplex, triplex, fourplex)
- Preserve existing neighborhoods and housing stock
- Support housing near jobs and services
- All of the above — a comprehensive housing strategy is needed



Goals

4. Multiple Choice: What should be the County's top **environmental** goal?

- Protect open space, parks, and natural habitats
- Expand open space, parks, and natural habitats
- Promote renewable energy and energy efficiency
- Prepare for climate change and natural hazards
- Integrate environmental goals into all planning decisions



Goals

5. Multiple Choice: What should be the County's top **economic development** goal?

- Attract new businesses and industries
- Support local and small businesses
- Create jobs that match residents' skills and education
- Revitalize downtowns and commercial corridors
- Foster innovation, entrepreneurship, and workforce development



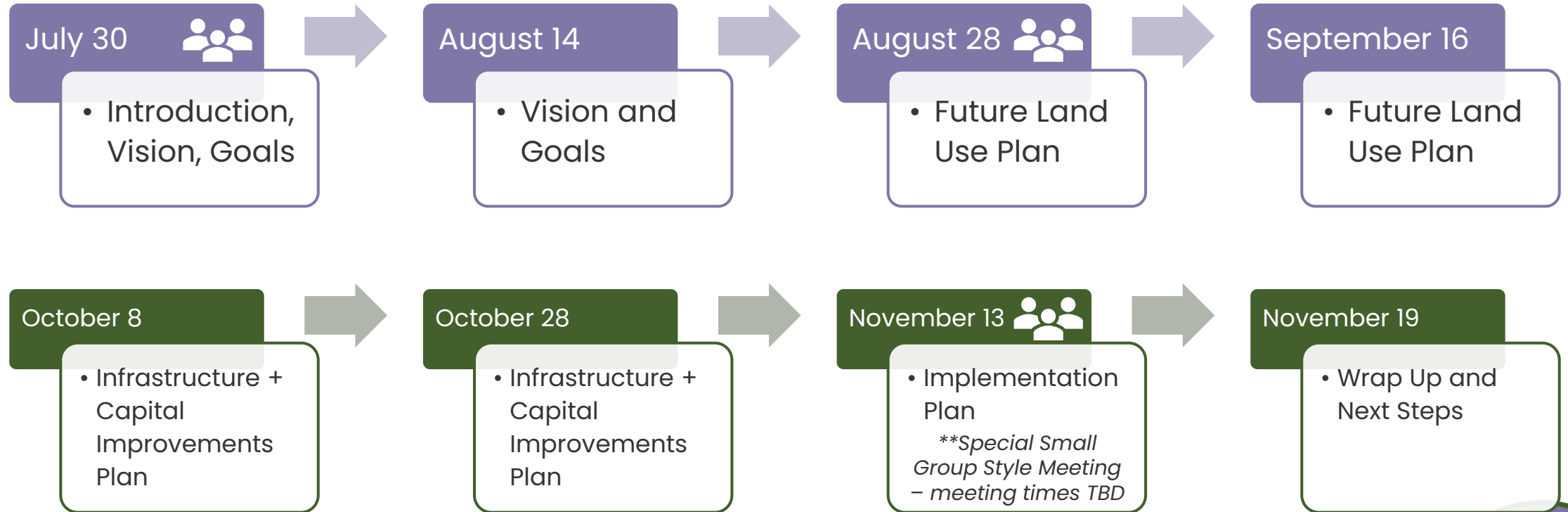
Goals

6. Multiple Choice: What should be the County's top **capital improvements** goal?

- Upgrade and maintain essential infrastructure (roads, bridges, water, and sewer) in rural and underserved areas
- Invest in transportation improvements that connect towns and support regional mobility
- Expand broadband and utility access to support economic development and quality of life
- Prioritize capital projects that enhance public safety, emergency services, and community resilience
- Develop a long-term capital improvement strategy that balances growth, equity, and fiscal responsibility



Steering Committee Schedule – 5-6pm



In-Person meeting at Elbert County Admin Building (Kiowa)



Feel Free to Reach Out

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720-595-3618

Next Meeting:

August 14
Virtually

